



Your Property - Our Business



7, Cypress Lane, Whitnash, Leamington Spa



A much improved and extended semi-detached family residence, providing spacious, well appointed four bedrooomed accommodation, in highly regarded South Leamington Spa location.

#### [Cypress Lane, Whitnash](#)

Located just off Coppice Road is a popular and established Leamington Spa location, being ideally sited approximately 2.5 miles from the town centre, close to a good range of local facilities and amenities including shops, highly regarded local schools, and a variety of recreational facilities. This particular location has consistently proved to be very popular.

ehB Residential are please to offer 7 Cypress Lane, Whitnash which is an opportunity to acquire a much improved and substantially extended semi-detached family residence, providing spacious gas centrally heated four bedrooomed accommodation, with many notable features, the extended well fitted kitchen, conservatory, and downstairs cloakroom being particular noteworthy. The property also features a south facing rear garden, good sized parking facility and garage, and has been maintained by the present owners to an excellent standard throughout. Viewing is highly recommended.

In detail the property comprises:-



#### [Entrance Hall](#)

With staircase off, oak flooring, concealed radiator, UPVC framed sealed unit glazed panelled entrance door and side panel, with timber panelled doors off leading to...

#### [Lounge](#)

12'6" x 14'9" (3.81m x 4.50m)  
With oak flooring, plantation blind, radiator, coving to ceiling, alcove feature and arch to...



### Dining Room

7'3" x 8'3" (2.21m x 2.51m)

With oak flooring, contemporary style radiator, patio style doors leading to...

### Conservatory

10'6" x 8'9" (3.20m x 2.67m)

With tiled floor, twin French doors to rear garden, radiator, UPVC framed sealed unit double glazed window.

### Extended Refitted Kitchen

16'3" x 8'6" (4.95m x 2.59m)

With extensive range of base cupboard and drawer units, complimentary rolled edge work surfaces, tiled splashback, matching range of high level cupboards, single drainer one and a half bowl stainless steel sink unit, mixer tap, built-in dishwasher, Rangemaster range with stainless steel splashback and extractor hood over, part pitched ceiling feature with Velux window, tiled floor, downlighters, concealed pelmet lighting, coving to ceiling.

### Rear Hall

With contemporary style radiator, downlighters.

### Cloakroom/WC

With low flush WC, vanity unity incorporating wash hand basin, mixer tap, chrome heated towel rail, tiled floor, downlighters, extractor fan.

### Stairs and Landing

With balustrade, access to roof space.

### Bedroom

12" x 8'6" (3.66m x 2.59m)

With oak flooring, radiator, plantation style blind.



#### Bedroom

8" x 7" (2.44m x 2.13m)

With double radiator, range of built-in cupboards and drawers, further built-in cupboard.

#### Bedroom

7'3" x 12" (2.21m x 3.66m)

With double built-in wardrobe, hanging rail, shelf, plantation blind, radiator, access to roof space.

#### Bedroom

11'3" x 9'10" (3.43m x 3.00m)

With a range of built-in wardrobes comprising two

double wardrobes with a hanging rail, shelves, mirrored door and radiator.

#### Family Bathroom/WC

7'3" x 5'6" (2.21m x 1.68m)

Having been refitted, tiled with tiled floor, with white suite comprising panelled bath, vanity unit, wash hand basin, mixer tap, low flush WC, concealed cistern, chrome heated towel rail, downlighters.

#### Outside (Front)

With blocked paved twin car parking facility/drive to the front of the property, with shaped lawn and gravel flowerbeds, leads to...



#### Garage

12'6" x 7'4" (3.81m x 2.24m)

With electric, light, power point and combi gas fired central heating boiler and programmer.

#### Outside (Rear)

Pleasant south facing rear garden with decked patio, shaped lawn, close boarded fences, further paved patio area.

#### Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).



#### [Broadband Availability](#)

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

#### [Rights of Way & Covenants](#)

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

#### [Tenure](#)

The property is understood to be freehold although

we have not inspected the relevant documentation to confirm this.

#### [Services](#)

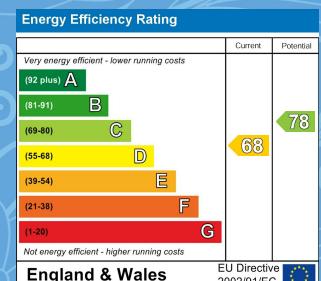
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

#### [Council Tax](#)

Council Tax Band D.

#### [Location](#)

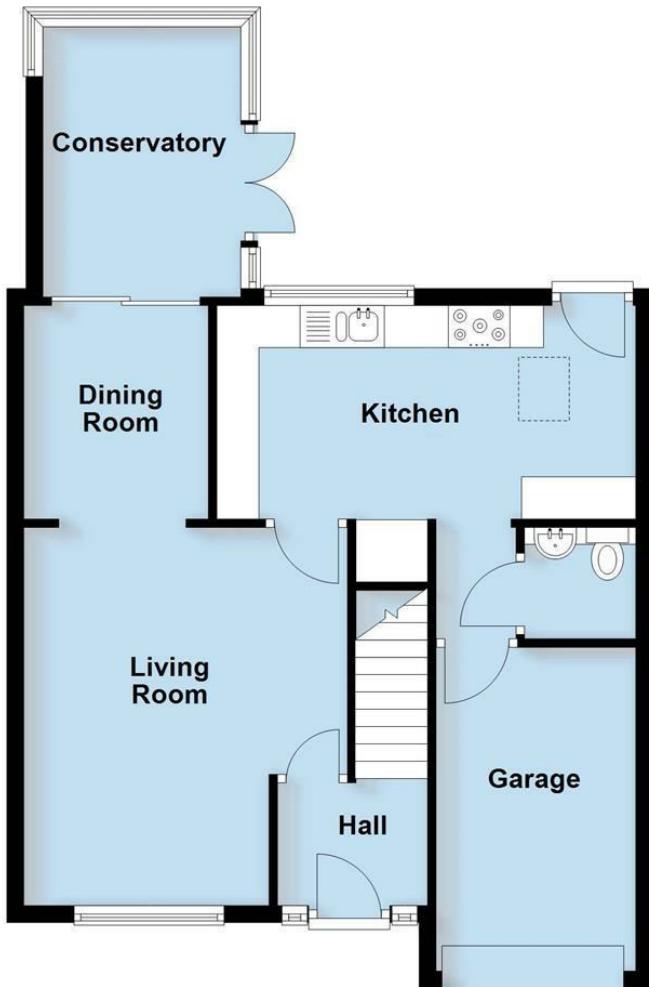
CV31 2LP



Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

## Ground Floor

Approx. 61.2 sq. metres (658.8 sq. feet)



Total area: approx. 104.3 sq. metres (1123.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

## First Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



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